

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of China Motor Services (H.K.) Limited (“the Applicant”) in support of the planning application for a Proposed Temporary Shop and Services (Vehicle Showroom) for a period of 5 years and associated filling of land (“the Proposed Development”) at Lot Nos. 906RP and 907 in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 906RP and 907 in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long, New Territories.
3. The Site is accessible from Kam Sheung Road via a local track leading to the ingress to its south.
4. The site area is about 706 m², including about 462 m² of Government Land.

Planning Context

5. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Shek Kong Outline Zoning Plan (the “OZP”) No. S/YL-SK/9.
6. The planning intention of the “V” zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Other commercial, community and recreational uses may be permitted on application to the Board.
7. According to the Notes of the OZP, ‘Shop and Services’ use is a Column 2 use within the “V” zone on the OZP requiring planning permission from the Board.
8. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “V” zone.

Development Parameters

9. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Vehicle showroom	77	77	5	1
2	Vehicle showroom	225	225		
Total		<u>302</u>	<u>302</u>		
		Plot Ratio	Site Coverage		
		0.43	43%		

10. The proposed vehicle showroom provides a venue for the display of new and/or second-hand private cars and/or light goods vehicles for sale. Some vehicles will be placed in the open area, whilst some valuable cars will be stored inside the showrooms for security concern.
11. The Site is hard-paved with concrete of about 0.2 m in depth. The current application serves to regularise the filling of land for providing a solid ground for the erection of temporary structures and vehicle manoeuvring (**Plan 8**).
12. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays). It will be operated by 3 to 4 nos. of staff stationed at the Site. Customers are required to make prior reservation before visiting the Site.
13. The Site is accessible by vehicles from Kam Sheung Road via a local track. A parking space for private car is proposed at the Site for staff use. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**).
14. No vegetation clearance and tree felling will be carried out at the Site.

Similar Applications

15. There are 15 similar applications for shop and services use approved by the Committee within the “V” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-SK/252	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	3.5.2019
A/YL-SK/253	Renewal of Planning Approval for Temporary "Shop and Services (Real Estate Agency)" for a Period of 3 Years	3.5.2019
A/YL-SK/284	Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	23.10.2020
A/YL-SK/292	Proposed Temporary Shop and Services for a Period of 5 Years and Filling of Land	4.12.2020
A/YL-SK/293	Proposed Temporary Shop and Services for a Period of 5 Years	4.12.2020
A/YL-SK/295	Proposed Temporary Shop and Services for a Period of 5 Years	5.2.2021

Application No.	Applied Use	Date of Approval
A/YL-SK/298	Proposed Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 5 Years	12.3.2021
A/YL-SK/308	Proposed Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years	25.6.2021
A/YL-SK/319	Proposed Temporary Shop and Services for a Period of 5 Years and Land Filling	24.12.2021
A/YL-SK/331	Proposed Temporary Shop and Services for a Period of 5 Years and Filling of Land	24.6.2022
A/YL-SK/336	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	25.11.2022
A/YL-SK/343	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	11.9.2023
A/YL-SK/352	Renewal of Planning Approval for Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	27.10.2023
A/YL-SK/351	Proposed Temporary Shop and Services for a Period of 3 Years	10.11.2023
A/YL-SK/366	Renewal of Planning Approval for Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years	19.4.2024

16. The similar applications were approved by the Committee between 2019 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “V” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
17. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

18. The Proposed Development involves the erection of 2 single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with motor trading and service, vehicle repair workshops, unused lands and residential structures.
19. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas are not anticipated.

Traffic

20. The trip attraction and generation rates are expected as follows:

	Weekday		Weekend	
	Attractions	Generations	Attractions	Generations
09:00 – 10:00	0	0	0	0
10:00 – 11:00	1	0	1	0
11:00 – 12:00	0	1	0	1
12:00 – 13:00	0	0	0	0
13:00 – 14:00	0	0	0	0
14:00 – 15:00	0	0	0	0
15:00 – 16:00	1	0	1	0
16:00 – 17:00	0	1	0	1
17:00 – 18:00	0	0	0	0
Total Trips	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>

21. The traffic flow induced from the sale of vehicles is insignificant, given that only a couple of vehicles would be sold per week on average. Given the Proposed Development is a showroom in nature, the operation of the business will not involve frequent loading/unloading activities. No significant increase in traffic flow will be induced.
22. In view of such low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
23. 1 no. of parking space for private car is proposed at the Site for daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).
24. No vehicles exceeding 5.5 tonnes are allowed to park, stall, enter or exit the Site.
25. The Proposed Development is accessible by public transport services. Green Minibus & franchised bus services are available at Cheung Uk Tsuen at a distance of about 250 m to the northeast of the Site. The estimated walking time is about 3 minutes (**Plan 5**).

Environment

26. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
27. The showroom is for displaying vehicles for sale. Given that no active movement of vehicles within the Site is expected. Besides, no public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.

Drainage

28. The Applicant has submitted a drainage proposal with the provision of u-channels and catchpits to mitigate the potential adverse drainage impacts arising from the Proposed Development (**Plans 6.1 and 6.2**). The Applicant will proceed to implement the proposed drainage facilities at the Site once it is accepted by the Chief Engineer/Mainland North, Drainage Services Department.

Fire Safety

29. The Applicant has submitted a layout plan incorporated with proposed fire service installations (FSI) (**Plan 7**). The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

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